



**67 Ambleside Park NW
Calgary, Alberta**

MLS # A2283250



\$875,000

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|------------------|--|---------------|------------------|
| Division: | Moraine | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,431 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 6 | Baths: | 4 |
| Garage: | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Greenbelt, Views, Waterfront | | |

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|--------------------|--|-------------------|-----|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data | | |
| Inclusions: | Appliances in the basement - Refrigerator, Electric Range, Dishwasher, washer and Dryer. | | |

Pond-facing and fully upgraded, this exceptional detached 2-storey home in Moraine offers over 3,400 sq. ft. of total developed living space, thoughtfully designed for modern families and long-term investment potential. Set on a conventional lot with a double front-attached garage, this residence combines premium finishes, functional design, and an unbeatable location overlooking green space, waterfront, walking paths, and a playground. The main level welcomes you with an open foyer and a bright, open-concept layout anchored by a chef-inspired kitchen featuring a gas range, stainless steel appliances, upgraded cabinetry, expansive quartz island, and generous counter space. A walk-through pantry provides seamless access from the garage, while the separate spice kitchen adds everyday convenience. A main-floor office or bedroom paired with a full bathroom offers excellent flexibility for guests or multigenerational living. Upstairs, the home is complete with four spacious bedrooms, a central bonus room, and upper-level laundry. The primary retreat is well-appointed with a private ensuite, while the additional bedrooms provide ample space for a growing family. The finished basement includes a legal 2-bedroom suite with a separate entrance and full bathroom, offering strong short term rental or extended-family potential (subject to City of Calgary rules and approvals). Additional highlights include air conditioning, upgraded HVAC and insulation, a rear deck for outdoor enjoyment, and luxurious curtains and window coverings included. This property benefits from the Ambleton Owners Association (AOA), which helps maintain safe, clean, and family-friendly parks, pathways, and green spaces. Community rules promote courtesy, smoke-free public areas, and well-maintained amenities, contributing to strong curb appeal and long-term property value. Ideally

located near schools, parks, transit, shopping, and major roadways, this home delivers both lifestyle appeal and everyday convenience.